



**Project:** Harbor Boulevard Transit Corridor  
Vision

**Location:** Santa Ana, Orange County

**Timeframe:** 2010 – 2011

**Project Partners:** City of Santa Ana

### Project Services:

- Infill Capacity Assessment
- Market Analysis
- Visioning & Public Outreach



The City of Santa Ana evaluated the feasibility of re-designating up to 42 acres for residential/mixed use along Harbor Boulevard to create an inviting space for community activity.

### Goals

- Plan for mixed-use development on the site including retail, high density residential, entertainment, cultural facilities, and public gathering spaces
- Create a more compact, urban, pedestrian-friendly, and walk-able environment served by multi-modal transportation
- Provide visioning documents and presentations, and conduct public outreach to community stakeholder groups
- Plan for developments which are phased with infrastructure including transportation improvements
- Analyze current conditions and conduct a market feasibility assessment of proposed changes

The proposed Harbor Boulevard Mixed Use Transit Corridor Study has the potential to encourage a more active commercial and residential community, provide an expanded economic base, and improve the jobs/housing balance within the City. The project is close to a variety of key transportation pathways, including: the Garden Grove Freeway, Pacific Electric Right-of-Way corridor, and the OCTA Rapid Bus line. This study recommends creating a new general plan land use designation, amending the North Harbor Boulevard Specific Plan to allow for residential/mixed use zoning, creating development and design regulations, public outreach and environmental analysis.

### Results

- Land use and development framework capable of supporting up to 4,600 residential units, and 2 million square feet of commercial and employment space
- Framework creates flexibility in order to expand commercial and employment options as market conditions change
- New street designs to facilitate safe bicycle and pedestrian travel along Harbor Boulevard as a component of a multi-modal transportation network